James Douglas
SALES AND LETTINGS

TO LET

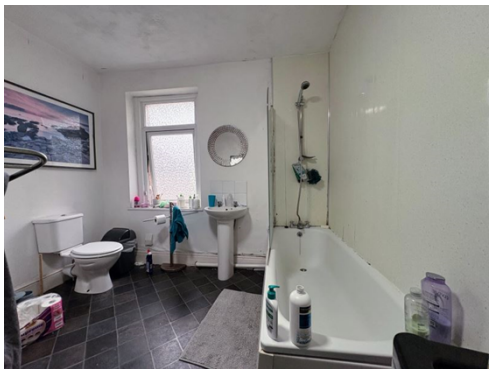
Moy Road , Roath, Cardiff, CF24 4SG

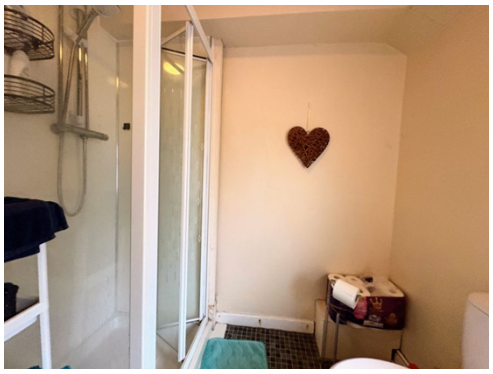
£2,000 pcm | Available 03 July 2027 | 4 bedroom













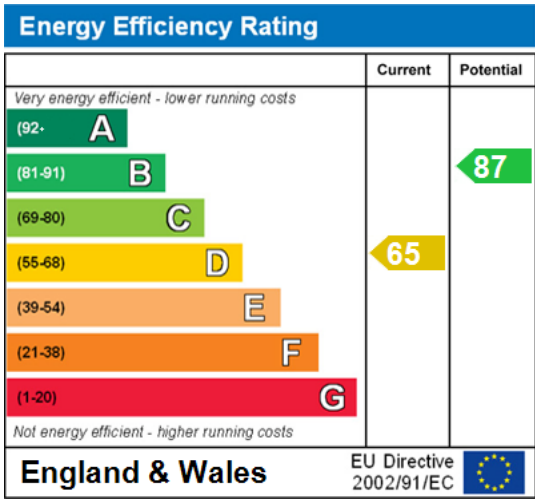
- Furnished
- Garden
- Open lounge / kitchen
- Laminate Flooring
- Two Bathrooms
- Student property
- EPC Rating D

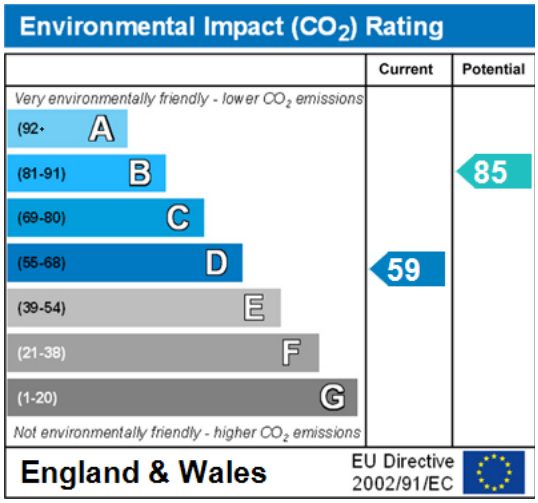
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

FOUR BEDROOM STUDENT ACCOMODATIONFURNISHED**AVAILABLE JULY 3RD 2027**

James Douglas Sales and Lettings are pleased to offer this student accommodation for the next academic year. This property is situated in Roath, Cardiff so is surrounded by local ammeneties, transport links aswell as only a short walk to the local universities. The property boasts 4 fully furnished bedrooms, open plan living / dining kitchen area and 2 upstairs bathrooms. You will also find an enclosed garden at the rear of the property and on street permit parking is available at the front of the property subject to council approval.

Monthly Rent: £2000.00
Deposit: £2100.00
Holding Deposit: £459.00
EPC Rating: D
Council Tax Band: Ask Agent
Building Materials: Brick
Sewerage Supply: Ask Agent
Broadband Coverage: Openreach and VirginMedia are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: Most major networks provide 5G in this area
Utility Supplies: Electrical Supply & Gas central heating
Water Supply: Ask Agent





Relevant letting fees and tenant protection information
As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)
- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable
- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments
- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.
If you wish to rent a property as a company tenant, there is a £300 application fee.